



Mortar
Joint

Figure 12: 'Shed 2' internal view showing joint with #56



Mortar
Joint

Figure 13: 'Shed 1' joint with #56



Mortar
Joint

Figure 14: 'Shed 1' internal view showing internal wall joint with front boundary wall

Figures 15 and 16 show the existing roof structure of the outbuildings as being new timber rafters.



New
timber roof
structure

Figure 15: 'Shed 1' roof structure



New
timber roof
structure

Figure 16: 'Shed 2' roof structure

The above suggest that the outbuildings were not constructed at the same time as #56 but were built onto the adjacent listed building at some time after. The re-roofing appears to be recent.

Schedule of demolition:

- Carefully remove existing stone roof slates/stone roof slabs and set aside for re-use/re-cycling. Care to be taken not to damage adjacent masonry.
- Carefully remove existing roof structure timbers and remove to a licenced tip off site.
- Carefully remove existing walling stone and set aside for re-use/re-cycling. Care to be taken not to damage adjacent masonry.
- Carefully remove existing floor slabs and remove off site.
- Make good any mortar joints on the adjacent #56 and front boundary wall and point in a lime mortar to match the existing.

The proposals have been carefully considered to minimise any harmful impact on both the adjacent listed building and the wider Conservation Area.

The outbuildings are not visible from the street scene (Church Street) and only visible from the access track to the rear of #58. Therefore the impact of removing the outbuildings on both the adjacent listed building and conservation area is low.

4.00 Access

Access is provided to the property via the existing vehicular and pedestrian access to the rear of the property. The access arrangements are unchanged.

5.00 Environmental Analysis

Site stability, contamination and soil types

The property/land would not be designated as contaminated land.

Sunlight and Daylight

The development is not significantly over shaded by other buildings or trees.

Wind and micro climate

The site is partially screened from high winds although in common with most local sites is subject to turbulence as a result of the surrounding high ground.

Flood risk and drainage

The site has no flood risk.

Archaeological and historic features

No heritage assets are adversely affected by the proposals.

Ecological and wildlife

No bird or mammal habitat will be affected by the proposals.

Arboricultural

No trees will be harmed by the proposals.

6.00 Conclusions

In light of the above, we would urge the Local Authority to support the proposals and issue Listed Building Consent.